

MAP 206-C
2A
E.D. 12
DATE 2/26/86
200
1000
DP

86-262-A
#149

132333
#4955

ORDER RECEIVED FOR FILING
DATE February 26, 1986
BY Barbara A. Kellard
ADMINISTRATIVE ASSISTANT

86-262-A
149
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.6b.1 to permit a sign of 208.3 sq. ft. per face instead of the permitted 25 sq. ft. per face and 413.6b.2 to permit a sign height of 40' 3 1/8" instead of the permitted height of 6'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Our facility is located at Hollins Ferry and Hammond Ferry Road. We wish to identify our location to traffic using the Baltimore Beltway, Route 695, which is approximately 1300 to 1500 ft. away. A sign of 25 sq. ft. per side and 6' high would not achieve this purpose. We also believe it is necessary that the sign be 208.3 sq. ft. per side and that it have a height of 40' 3 1/8" so that it will attract appropriate attention from users of the Baltimore Beltway.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser: (Type or Print Name) Signature Address City and State
Legal Owner(s): (Type or Print Name) Signature Address City and State
M. Peck King
VICE PRESIDENT

Attorney for Petitioner: (Type or Print Name) Signature Address City and State
Herbert R. O'Connor, III
210 Allegheny Avenue
Towson, Maryland 21204
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of November, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of December, 1985, at 11:00 o'clock.
Zoning Commissioner of Baltimore County.

84-76-A
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.5d

To Allow A Sign To Extend 40' ABOVE GRADE IN LIEU OF THE PERMITTED 25'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Abutting highway is elevated approximately 30 feet from ground level at site of sign.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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Contract Purchaser: (Type or Print Name) Signature Address City and State
Legal Owner(s): (Type or Print Name) Signature Address City and State
Charles Neen Signs, Inc.
1808 Cherry Hill Road
Baltimore, Maryland 21204

Attorney for Petitioner: (Type or Print Name) Signature Address City and State
Jan F. Nethen
1608 Cherry Hill Road
Baltimore, Maryland 21204
Attorney's Telephone No.: 685-7575

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of July, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of September, 1983, at 9:45 o'clock.
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 26, 1986

Herbert R. O'Connor, III
210 Allegheny Avenue
Towson, MD 21204

RE: PETITION FOR VARIANCE
W/S of Hammonds Ferry Road,
84' N of Patapsco Tunnel Thruway
(3204 Hammonds Ferry Road)
13th Election District
Rollins Leasing Corporation,
Petitioner
Case No. 86-262-A

Dear Mr. O'Connor:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M. H. Jung
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

Ms. Mary Ginn
Alliance of Baltimore County
Community Councils, Inc.
606 Horncrest Road
Towson, MD 21204

IN RE: PETITION FOR VARIANCE
W/S of Hammonds Ferry Road,
84' N of Patapsco Tunnel Thruway
(3204 Hammonds Ferry Road)
13th Election District
Rollins Leasing Corporation,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-262-A

The Petitioner herein requests variances to permit a sign of 208.3 square feet per face instead of the permitted 25 square feet per face and a sign height of 40 feet 3-1/8 inches instead of the permitted height of 6 feet.

Testimony on behalf of the Petitioner indicated that Rollins Leasing Corporation, a national, publicly held trucking leasing company with fuel and services at 139 facilities, has enjoyed a profitable business at the present location for five years. The subject site, adjacent to, but below the level of the Harbor Tunnel Thruway, is a 24-hour fuel site as well as a pick-up and drop-off point for interstate drivers. The present sign is near the top of the face of the building towards the thruway. The company proposes the installation of a corporate sign 200 feet from the thruway, 20 to 30 feet higher than the building and 10 to 20 feet above thruway level. A letter from the proposed sign installer (Pearson Signs, Inc., dated January 3, 1986, marked Petitioner's Exhibit 5) stated, "The height of 40 feet was chosen, so that the sign would be visible above all of the mass of buildings that are in the same location. ... The height of 40 feet was chosen to get maximum visibility. ... The size of the sign was chosen as a result of many things. 1. At the height of 40 feet a sign must be very large to be legible. 2. 8' x 25' sign was chosen because of the size of available sign faces... 3. The art layout when enlarged works very well... Rollins has spent a great deal of money with this new logo, ... we feel that we must go, using the new logo." The company provides directories which include a map showing how to enter from Routes 695 and 895.

A representative of the Alliance of Baltimore County Community Councils, Inc. testified against the granting of the requested variances because there was no evidence of accidents, driver problems, or loss of business because of inadequate signage.

The November 26, 1985 inter-office memo from the Baltimore County Director of Planning and Zoning to the Zoning Commissioner, included in the Zoning Plans Advisory Committee reports stated, "This office is opposed to the granting of the subject request, particularly to the height variance. The granting of this type of request could lead to sign proliferation along expressways wherever business chose to advertise."

All parties stipulated that the Deputy Zoning Commissioner could visit the site and the general neighborhood.

After due consideration of the testimony and evidence presented, as well as a field visit to the site, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, in the opinion of the Deputy Zoning Commissioner some, but not all, of the requested relief should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of February, 1986, that the herein Petition for Variance to permit a sign of 130 square feet per face instead of the permitted 25 square feet per face and a sign height of 25 feet instead of the permitted height of 6 feet is hereby GRANTED, from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

Zoning Description

Located on the W/S of Hammonds Ferry Road approx. 284' N of the Patapsco Tunnel Thruway right of way and thence running,

S 80° 45' 27" W 204' thence,
S 9° 14' 33" E 84.50' thence,
S 80° 46' 27" W 113.05' thence,
N 07° 21' 45" W 344' thence,
N 86° 01' 50" E 294.51' thence,
along the west side of Hammonds Ferry Road, 233.01' to the place of beginning.

PETITION FOR VARIANCE
13th Election District

LOCATION: West Side of Hammonds Ferry Road, 84 feet North of Patapsco Tunnel Thruway (3204 Hammonds Ferry Road)
DATE AND TIME: Monday, December 23, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 413.6b.1 to permit a sign of 208.3 Square feet per face instead of the permitted 25 square feet per face and 413.6b.2 to permit a sign height of 40 feet 3 1/8 inches instead of the permitted height of 6 feet.

Being the property of Rollins Leasing Corp. as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: November 26, 1985
Norman E. Gerber, AICP
FROM: Director of Planning and Zoning
SUBJECT: Zoning Petition No. 86-262-A

This office is opposed to the granting of the subject request, particularly to the height variance. The granting of this type of request could lead to sign proliferation along expressways wherever business chose to advertise.

Norman E. Gerber
Norman E. Gerber
Director

NEG:GHS:lm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 6, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Herbert R. O'Connor, III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 149 - Case No. 86-262-A
Petitioner - Rollins Leasing Corp.
Variance Petition

Dear Mr. O'Connor:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Rollins Leasing Corp.
P. O. Box 1791
Wilmington, Delaware 19899

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3311
NORMAN E. GERBER
DIRECTOR

NOVEMBER 25, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract, to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlling by a grade level intersection as defined by Bill 178-79, and its condition change are re-evaluated annually by the County Council.

A WAIVER OF STANDARDS (FILE # W-84-115)
WAS GRANTED BY THE PLANNING BOARD ON 8/30/84

cc: James Hovell

Eugene A. Baber
Chief, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. RENCKE
CHIEF

November 20, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Rollins Leasing Corp.

Location: W/S Hammonds Ferry Road, 284' N. of Patapsco Tunnel Thruway

Item No.: 149 Zoning Agenda: Meeting of October 29, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☐ 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☐ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *Paul H. Rencke*
Paul H. Rencke
Special Inspection Division

Noted and Approved: *John F. O'Neill*
John F. O'Neill
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

December 5, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 149 Zoning Advisory Committee Meeting are as follows:
Property Owner: Rollins Leasing Corporation
Location: W/S Hammonds Ferry Road, 284' N. of Patapsco Tunnel Thruway
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.S.I. #117-1 - 1985) and other applicable Codes and Standards.
- ☐ A building and other miscellaneous permits shall be required before the start of any construction.
- ☐ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- ☐ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
- ☐ All Two Groups except B-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For Two Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- ☐ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505, and have your Architect/Engineer contact this department.
- ☐ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☐ When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to same Use. See Section 312 of the Building Code.
- ☐ The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- ☒ Comments: Section 103.0 as amended by Council Bill #17-85 appears applicable. Proper permits are required as per Section 1906.0 amended.
- ☐ These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. R. Rumbach, Chief
Building Code Review
Charles E. Rumbach

4/21/85

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN L. COLLINS
DIRECTOR

November 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of October 29, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

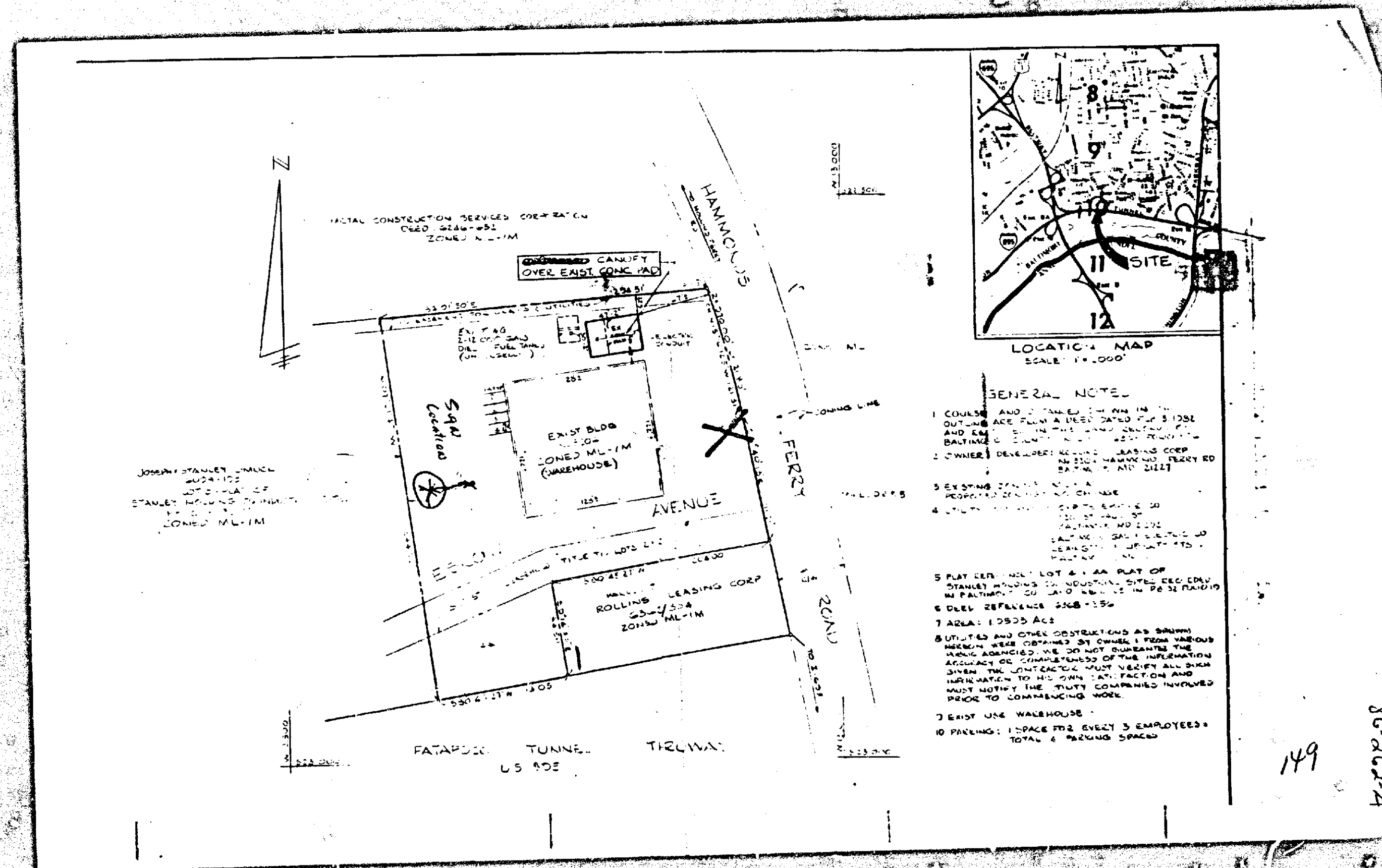
Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items numbered 141, 142, 143, 144, 145, 146 (149) and 150.

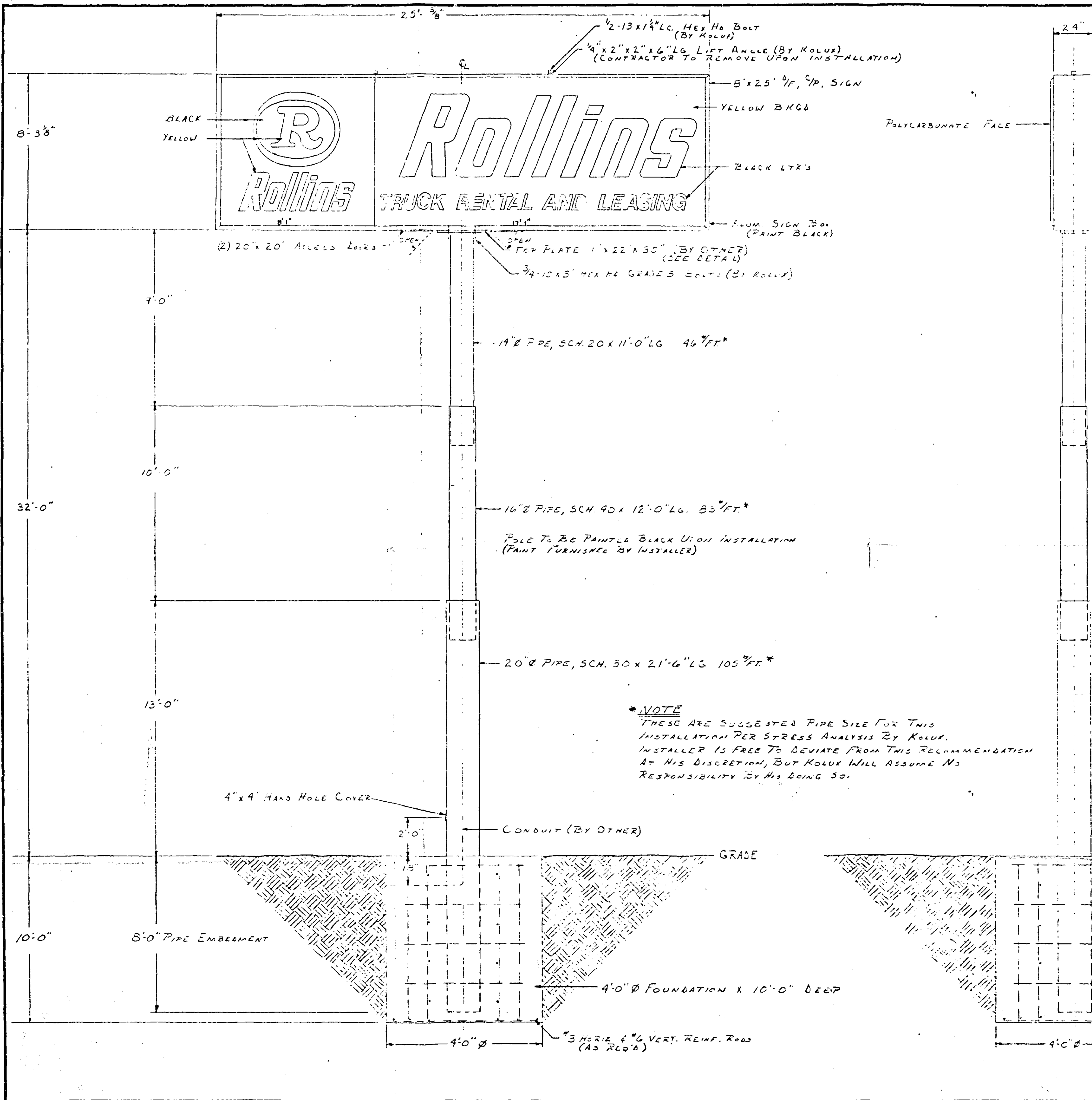
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

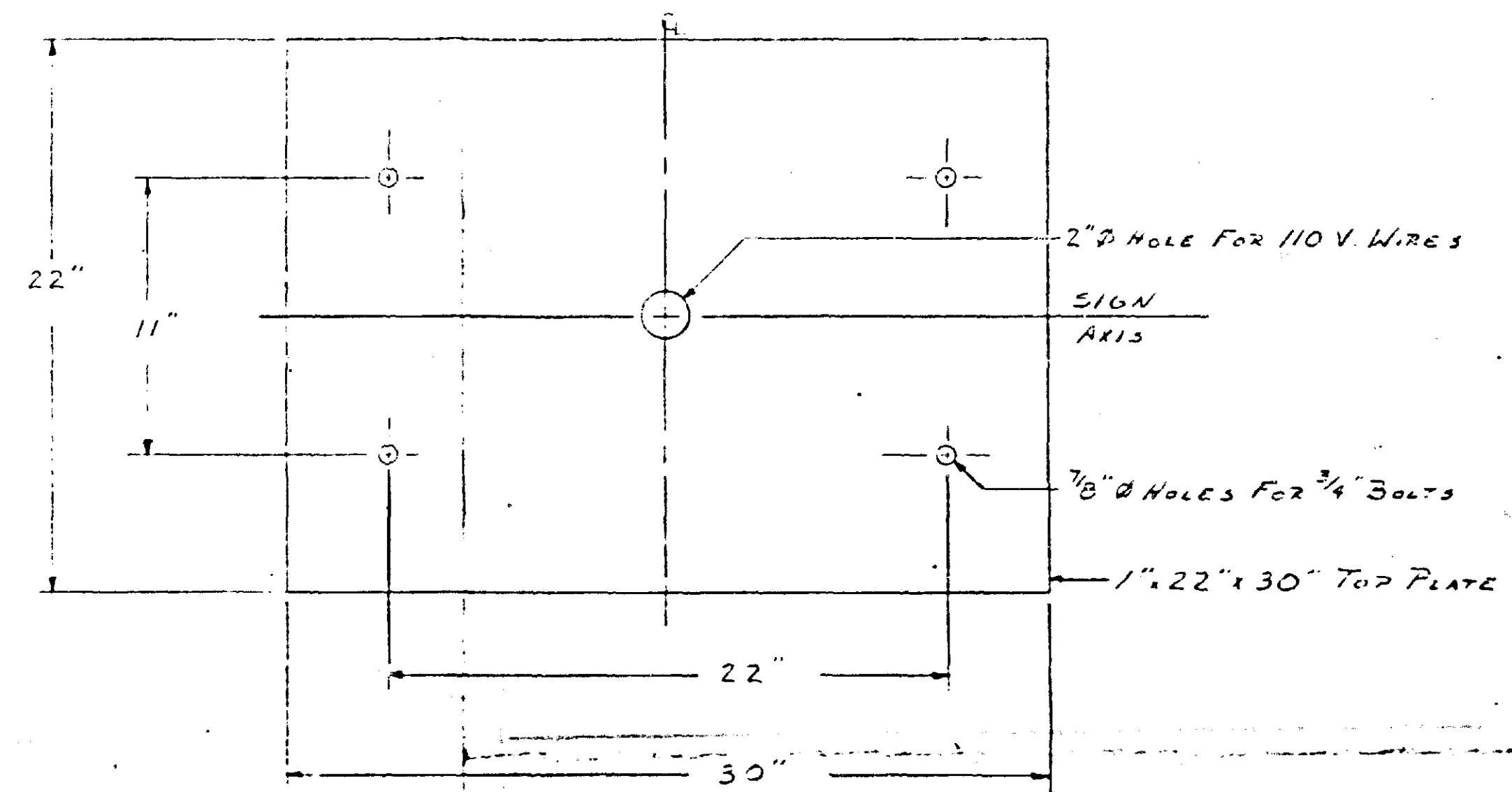
12/23
86-262



3/8" = 1'



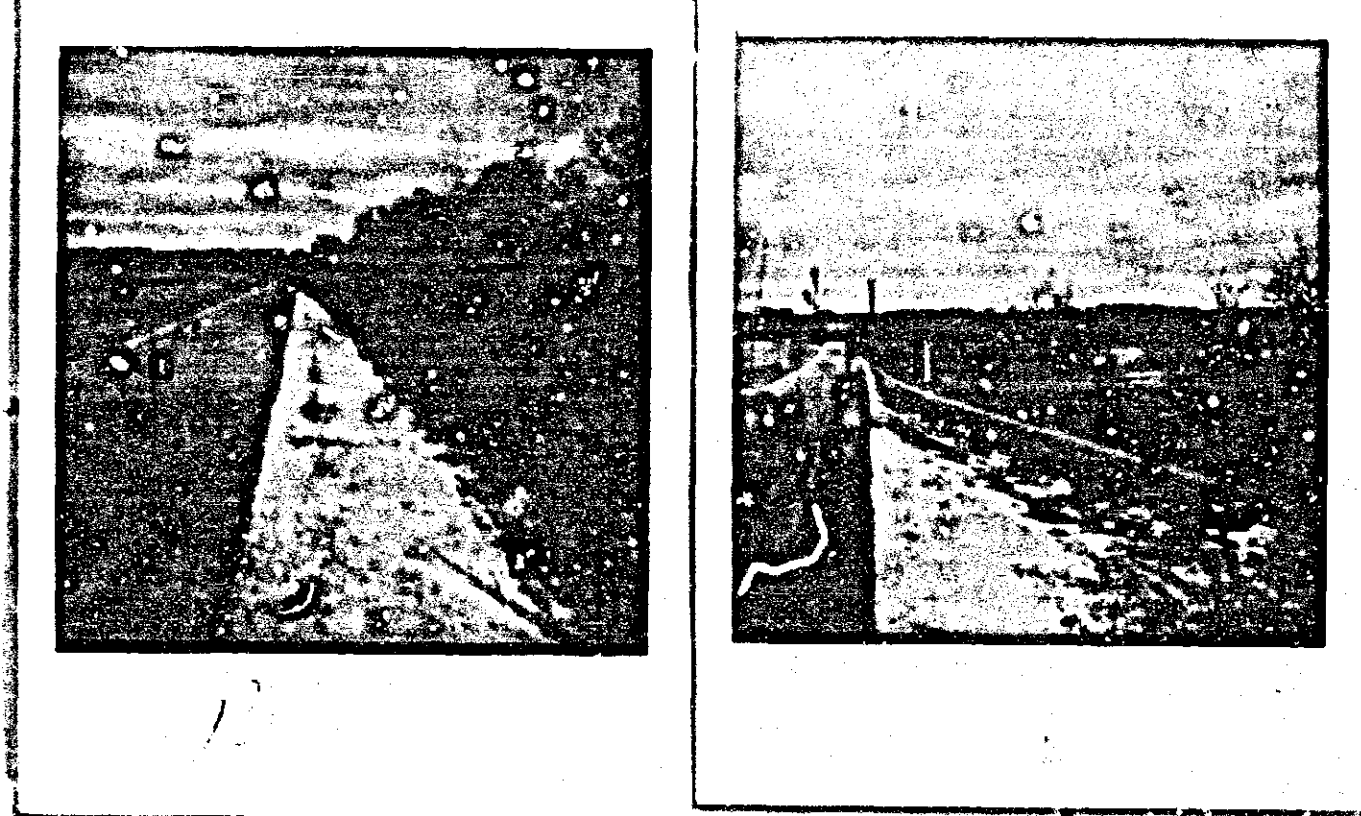
- FOUNDATION DESIGN CONDITIONS
- 1.) Concrete - 4,000#/sq." Strength minimum in 28 days.
 - 2.) Undisturbed soil - should not be fresh fill. Remove safety cribbing during pour.
 - 3.) Foundations (and soil resistance) equal or greater in strength than pole.
 - 4.) "Fair Soils" (which include medium clay or any mixture of clay with sand and gravel) Having sufficient clay to bond the sand and gravel.
- Note: Because of varying soil conditions, a local Engineer should be consulted on the foundation requirement for each installation.



TOP PLATE DETAIL
3/16" = 1"

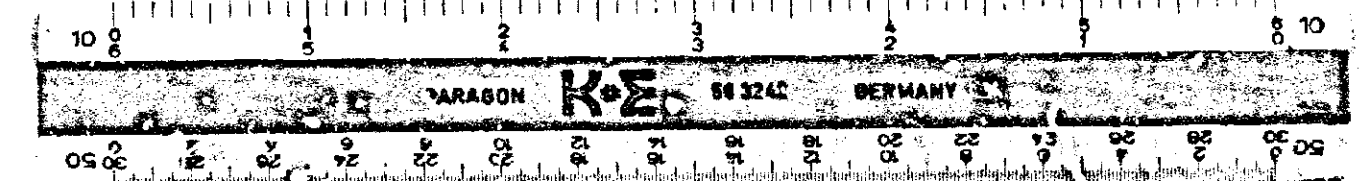
NOTE
THESE ARE SUGGESTED PIPE SIZE FOR THIS INSTALLATION PER STRESS ANALYSIS BY KOLUX. INSTALLER IS FREE TO DEVIATE FROM THIS RECOMMENDATION AT HIS DISCRETION, BUT KOLUX WILL ASSUME NO RESPONSIBILITY BY HIS DOING SO.

SIGN SPECIFICATIONS
WINDLOAD DESIGN - 33 P.S.F.
SIGN AREA - 206.8 SQ. FT.
TOTAL LUMENS - 276,000
LUMENS/SQ. FT. - 1,335
TOTAL AMPS @ 110V - 45.6
SUGGESTED CIRCUITS - 3 @ 20 AMPS EACH
TOTAL LAMPS - (12) MERCURY VAPOR "H33 GL-400"
TOTAL BALLAST - (12) UNIVERSAL 1010-247C-TC
SERVICE ACCESS DOORS IN BOTTOM OF SIGN



	General	AUTHORIZATION	
	Indicator	CUSTOMER	DATE
	Corporation	SALESMAN	DATE
	ALL CHANGES MUST BE INITIALED BY CUSTOMER AND SALESMAN ON FINAL APPROVED PRINT.		
DRAWING NUMBER 3201-RC		THIS DRAWING IS PROPERTY OF KOLUX DIVISION, ILL. AND IS LOANED TO THE BORROWER FOR HIS CONFIDENTIAL USE. IT CANNOT BE REPRODUCED WITHOUT PERMISSION FROM KOLUX.	
SCALE NOTED	DRAWN BY B.C.	PROJECT NO.	
DATE 2-23-82	CHECKED BY C.E.	K.O. NO.	
ROLLINS LEASING			
INSTALLATION OF 8' x 25' 1/2" HI-RISE SIGN (32' ELEV.)			

Ret arch 1



MAP 206-C
2A
E.D. 12
DATE 2/26/86
200
1000
DP

86-262-A
#149

132333
#4955

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DATE February 26, 1986
BY Barbara A. Kellard
ADMINISTRATIVE ASSISTANT

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149
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of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
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M. Peck King
VICE PRESIDENT

Attorney for Petitioner: (Type or Print Name) Signature Address City and State
Herbert R. O'Connor, III
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Towson, Maryland 21204
Attorney's Telephone No.: 823-4111

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Zoning Commissioner of Baltimore County.

84-76-A
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To Allow A Sign To Extend 40' ABOVE GRADE IN LIEU OF THE PERMITTED 25'

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Abutting highway is elevated approximately 30 feet from ground level at site of sign.

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Legal Owner(s): (Type or Print Name) Signature Address City and State
Charles Neen Signs, Inc.
1808 Cherry Hill Road
Baltimore, Maryland 21204

Attorney for Petitioner: (Type or Print Name) Signature Address City and State
Jan F. Nethen
1608 Cherry Hill Road
Baltimore, Maryland 21204
Attorney's Telephone No.: 685-7575

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Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 26, 1986

Herbert R. O'Connor, III
210 Allegheny Avenue
Towson, MD 21204

RE: PETITION FOR VARIANCE
W/S of Hammonds Ferry Road,
84' N of Patapsco Tunnel Thruway
(32' N of Hammonds Ferry Road)
13th Election District
Rollins Leasing Corporation,
Petitioner
Case No. 86-262-A

Dear Mr. O'Connor:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M. H. Jung
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

Ms. Mary Ginn
Alliance of Baltimore County
Community Councils, Inc.
606 Horncrest Road
Towson, MD 21204

IN RE: PETITION FOR VARIANCE
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Case No. 86-262-A

The Petitioner herein requests variances to permit a sign of 208.3 square feet per face instead of the permitted 25 square feet per face and a sign height of 40 feet 3-1/8 inches instead of the permitted height of 6 feet.

Testimony on behalf of the Petitioner indicated that Rollins Leasing Corporation, a national, publicly held trucking leasing company with fuel and services at 139 facilities, has enjoyed a profitable business at the present location for five years. The subject site, adjacent to, but below the level of the Harbor Tunnel Thruway, is a 24-hour fuel site as well as a pick-up and drop-off point for interstate drivers. The present sign is near the top of the face of the building towards the thruway. The company proposes the installation of a corporate sign 200 feet from the thruway, 20 to 30 feet higher than the building and 10 to 20 feet above thruway level. A letter from the proposed sign installer (Pearson Signs, Inc., dated January 3, 1986, marked Petitioner's Exhibit 5) stated, "The height of 40 feet was chosen, so that the sign would be visible above all of the mass of buildings that are in the same location. ... The height of 40 feet was chosen to get maximum visibility. ... The size of the sign was chosen as a result of many things. 1. At the height of 40 feet a sign must be very large to be legible. 2. 8' x 25' sign was chosen because of the size of available sign faces... 3. The art layout when enlarged works very well... Rollins has spent a great deal of money with this new logo, ... we feel that we must go, using the new logo." The company provides directories which include a map showing how to enter from Routes 695 and 895.

A representative of the Alliance of Baltimore County Community Councils, Inc. testified against the granting of the requested variances because there was no evidence of accidents, driver problems, or loss of business because of inadequate signage.

The November 26, 1985 inter-office memo from the Baltimore County Director of Planning and Zoning to the Zoning Commissioner, included in the Zoning Plans Advisory Committee reports stated, "This office is opposed to the granting of the subject request, particularly to the height variance. The granting of this type of request could lead to sign proliferation along expressways wherever business chose to advertise."

All parties stipulated that the Deputy Zoning Commissioner could visit the site and the general neighborhood.

After due consideration of the testimony and evidence presented, as well as a field visit to the site, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, in the opinion of the Deputy Zoning Commissioner some, but not all, of the requested relief should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of February, 1986, that the herein Petition for Variance to permit a sign of 130 square feet per face instead of the permitted 25 square feet per face and a sign height of 25 feet instead of the permitted height of 6 feet is hereby GRANTED, from and after the date of this Order.

Jan M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

Zoning Description

Located on the W/S of Hammonds Ferry Road approx. 284' N of the Patapsco Tunnel Thruway right of way and thence running,

S 80° 45' 27" W 204' thence,
S 9° 14' 33" E 84.50' thence,
S 80° 46' 27" W 113.05' thence,
N 07° 21' 45" W 344' thence,
N 86° 01' 50" E 294.51' thence,
along the west side of Hammonds Ferry Road, 233.01' to the place of beginning.

PETITION FOR VARIANCE
13th Election District

LOCATION: West Side of Hammonds Ferry Road, 84 feet North of Patapsco Tunnel Thruway (3204 Hammonds Ferry Road)
DATE AND TIME: Monday, December 23, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 413.6b.1 to permit a sign of 208.3 Square feet per face instead of the permitted 25 square feet per face and 413.6b.2 to permit a sign height of 40 feet 3 1/8 inches instead of the permitted height of 6 feet.

Being the property of Rollins Leasing Corp. as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

149

Pearson Signs, Inc.

2927 A Industrial Park Dr.
Finksburg, Md. 21048
COMPLETE SIGN SERVICE
(301) 833-0858

Miss Deborah Dopkin
January 3, 1986
Page 2

The size of the sign was chosen as a result of many things.

1. At the height of 40' a sign must be very large to be legible.
2. 8' x 25' size was chosen because of the size of available sign faces, lamp and steel sizes as to cut down on waste as much as possible.
3. The art layout when enlarged works very well with the 8' x 25' size.

Question 4. Would the goal be accomplished if the size of the sign were smaller.

We feel that we must maintain this size sign to be effective. Most of Rollins business comes from the Interstate highways and exposure to 895 and 695 is very important.

Question 5. The sign as proposed is a double-faced sign. If a single-faced sign were to be used, which was would the sign be faced?

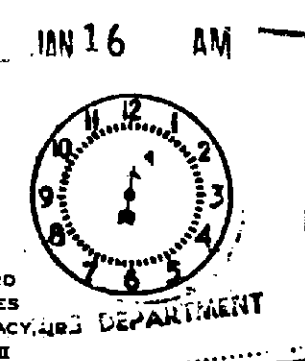
The sign would most definitely be faced to get as much exposure from the Interstate. If it were to be a single-faced sign, we would place the sign to face where 895 and 695 cross one another.

Question 6. Could the goals be accomplished using the prior sign design, instead of the proposed sign?

Rollins has spent a great deal of money with this new logo. In truck lettering, stationery and etc., we feel that we must go using the new logo.

If you have any other questions concerning this matter that you think I can help with, please feel free to call.

Respectfully yours,
Herbert E. Shaffer
Herbert E. Shaffer
president



LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

January 15, 1986

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. TRACY, JR.
JOHN F. SHIR, II
JOSEPH C. WICK, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONNOR, III
THOMAS L. HUDSON
C. GARY DELEY, JR.
GEORGE R. REYNOLDS, III
LAWRENCE L. HOOPER, JR.
M. KING HILL, II
ROBERT A. HOFFMAN
DEBORAH C. DOPKIN
CYNTHIA M. HAHN
KATHLEEN W. GALLOGLY
KEVIN H. SMITH
H. BARRITT PETERSON, JR.

JAMES D. C. DOWNES
(1808-1878)
TELEPHONE
(301) 823-4111
TELECOPIER
(301) 821-0147

Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Rollins Leasing Company
Item No. 149, Case No. 86-262A
Variance Petition

Dear Mrs. Jung:

Pursuant to your direction at the hearing on the above-captioned matter, we have requested and received a letter from Pearson Signs, Inc., the local installer contracted by Rollins Leasing Company, Inc., in connection with the proposed sign. The letter from Herbert E. Shaffer, President, responds to the several questions which were raised at the hearing. Mr. Shaffer inspected the site during July of 1985 and was directly involved in the design of the proposed sign. I believe you will find the enclosed information helpful in reaching a decision with respect to this variance petition.

Very truly yours,
Deborah C. Dopkin
Deborah C. Dopkin

DCD:lmm
Enclosure
cc: Mary Ginn (w/encl.)
Herbert R. O'Connor, III, Esquire
Herbert E. Shaffer

Rollins
TRUCK RENTAL
AND LEASING

R
Rollins

TRUCK RENTAL
AND LEASING

Rollins

Rollins

Jean M. H. Jung
December 27, 1985
Page 2

face sign were to be used, how that sign would be positioned. In addition, we have requested that our client (who is out of town until January 1) inform us whether the sign depicted in Petitioner's Exhibit 1 could be used in lieu of the sign proposed.

We will be submitting this information as soon as we receive it to assist you in reaching a decision in this matter. As I am sure you appreciate, Rollins is anxious to move forward with the sign at the earliest opportunity.

This is to further confirm that we are not requesting the hearing be continued upon your return. It is my understanding that this arrangement was acceptable to The Alliance of Baltimore County Communities who appeared in opposition.

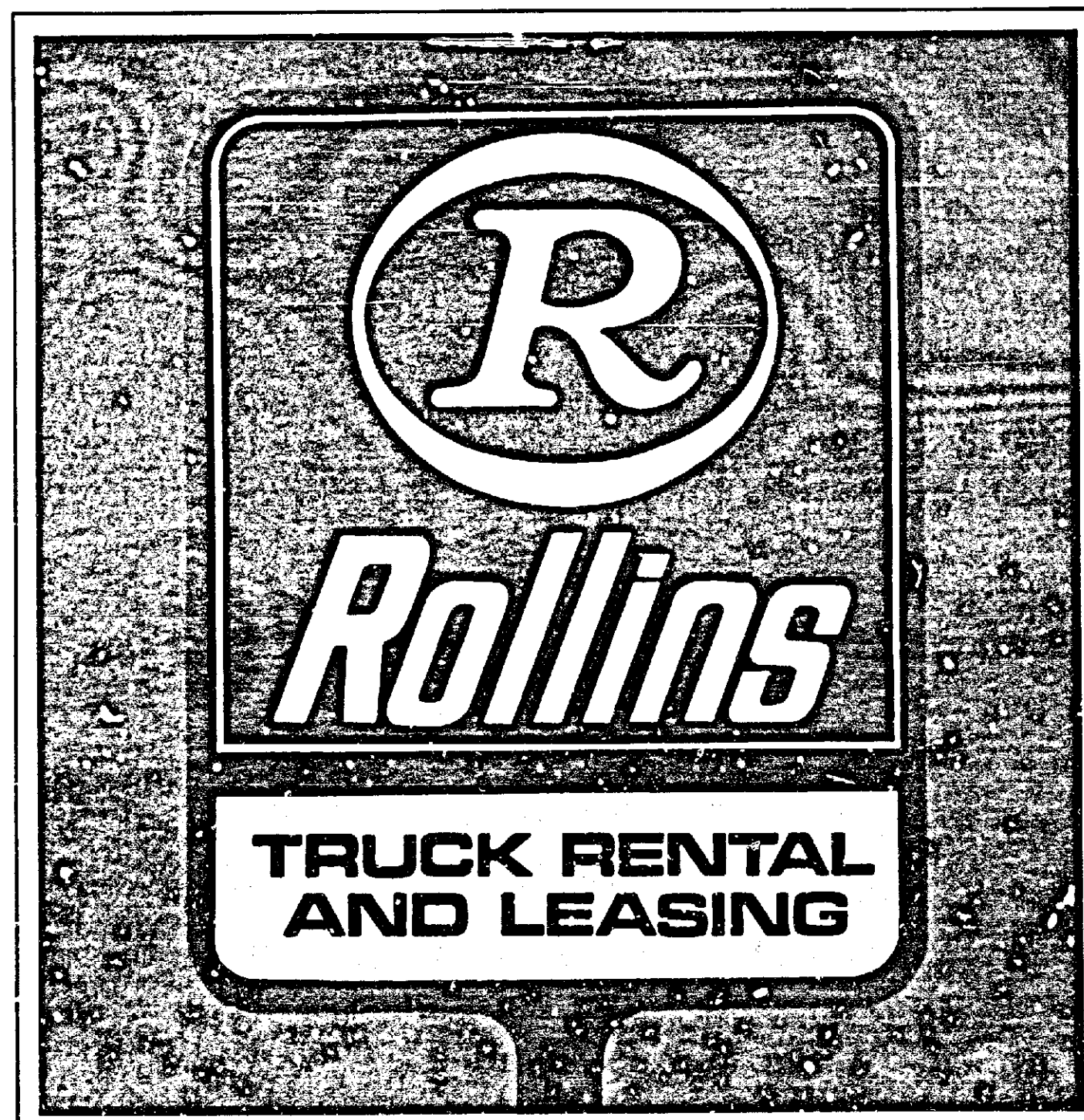
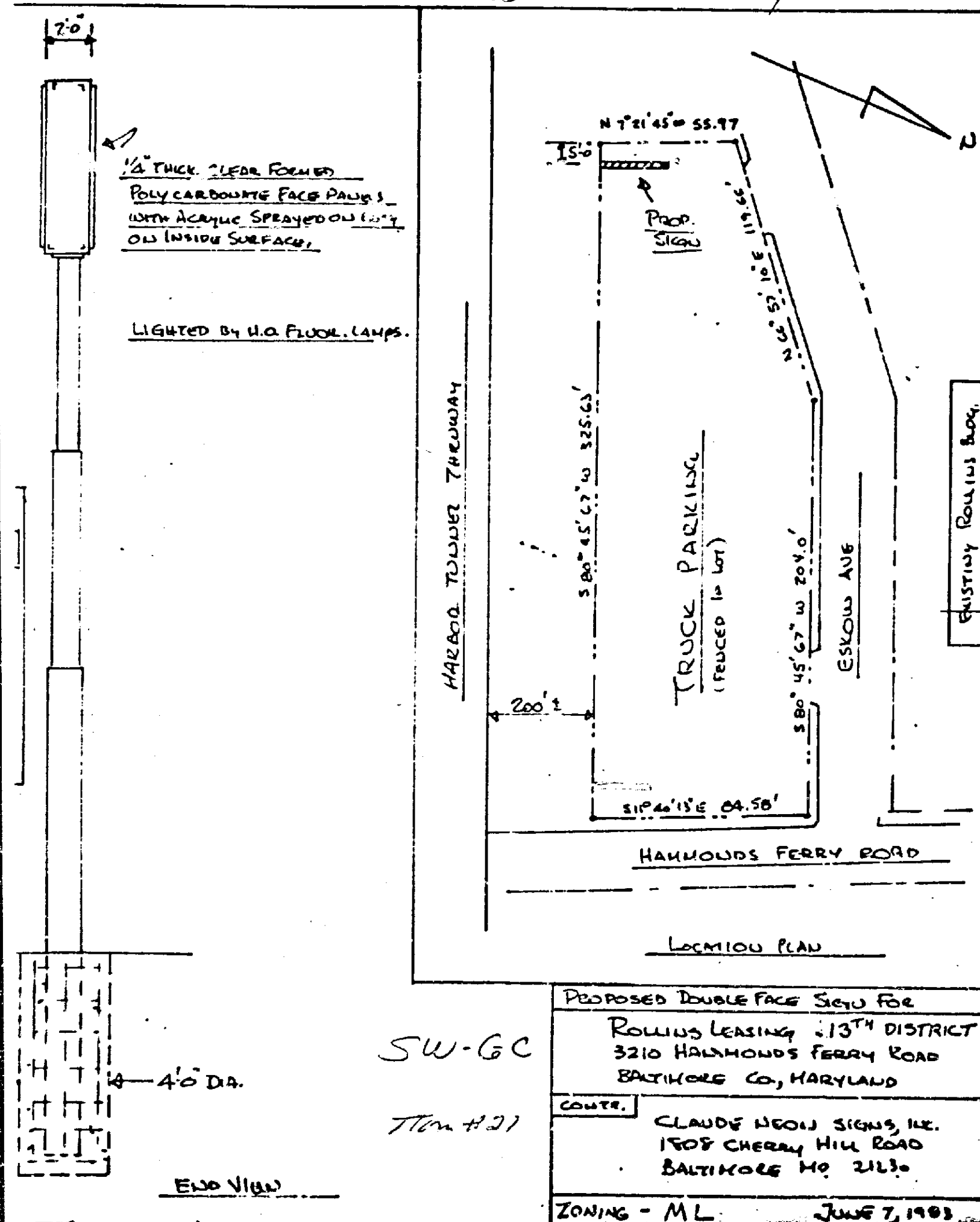
I apologize for the delay in getting this information to you, but because of holiday closings were unable to contact the sign company until today. It was my mistaken understanding that you would be in your office through today, Friday. I hope that this delay does not in any way inconvenience you.

Very truly yours,
Deborah C. Dopkin
Deborah C. Dopkin

DCD:tj
cc: The Alliance of Baltimore
County Communities
c/o Mary Ginn
606 Horncrest Road
Towson, Maryland 21204

Herbert R. O'Connor, III, Esquire

PETITIONER'S EXHIBIT 4

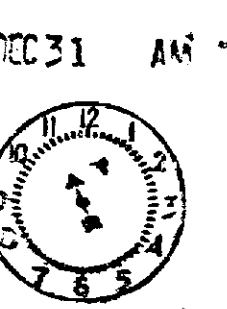


86-1388
Case No. 86-262A

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

JAMES D. C. DOWNES
(1808-1878)
TELEPHONE
(301) 823-4111
TELECOPIER
(301) 821-0147

December 27, 1985



Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No.: 86-262A
Petition for Zoning Variance
Rollins Leasing Company

Dear Mrs. Jung:

Pursuant to the hearing on the above-captioned matter, held December 23, 1985, this is to confirm that we will be submitting to you written information provided by the sign installer in response to certain questions raised at the hearing.

It has taken us several days to successfully contact the sign engineer who designed the sign for Rollins Leasing Company, our client. However, Kolux Sign Company has put us in touch with the individual who conducted the on-site study and designed the proposed sign for which the variance has been requested. We have requested written responses with respect to the following: rationale for the chosen height; the ability to accomplish Rollins' goals with a lower height; the rationale for the size of each face of the sign; whether a smaller square foot area would accomplish Rollins' goals; and, if a single

Case No. 86-262-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
20th day of November, 1985.

ARNOLD FARLOW
Zoning Commissioner

Petitioner Rollins Leasing Corp.
Petitioner's Attorney Herbert R. O'Connor, III, Esq.

Received by: James E. Ryan
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: November 26, 1985
Norman E. Gerber, AICP
FROM: Director of Planning and Zoning
SUBJECT: Zoning Petition No. 86-262-A

This office is opposed to the granting of the subject request, particularly to the height variance. The granting of this type of request could lead to sign proliferation along expressways wherever business chose to advertise.

Norman E. Gerber
Norman E. Gerber
Director

NEG:GHS:lm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 6, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Herbert R. O'Connor, III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 149 - Case No. 86-262-A
Petitioner - Rollins Leasing Corp.
Variance Petition

Dear Mr. O'Connor:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Rollins Leasing Corp.
P. O. Box 1791
Wilmington, Delaware 19899

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3311
NORMAN E. GERBER
DIRECTOR

NOVEMBER 25, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract, to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlling by a grade level intersection as defined by Bill 178-79, and its condition change are re-evaluated annually by the County Council.

A WAIVER OF STANDARDS (FILE # W-84-115)
WAS GRANTED BY THE PLANNING BOARD ON 8/30/84

cc: James Hoesell

Eugene A. Baber
Chair, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. RENCKE
CHIEF

November 20, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Rollins Leasing Corp.

Location: W/S Hammonds Ferry Road, 284' N. of Patapago Tunnel Thruway

Item No.: 149 Zoning Agenda: Meeting of October 29, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☐ 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☐ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *Paul H. Rencke*
Paul H. Rencke
Special Inspection Division

Noted and Approved: *John F. O'Neill*
John F. O'Neill
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

December 5, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 149 Zoning Advisory Committee Meeting are as follows:
Property Owner: Rollins Leasing Corporation
Location: W/S Hammonds Ferry Road, 284' N. of Patapago Tunnel Thruway
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.S.C. #11-71 - 1985) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
- ☒ All Two Groups except B-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For Two Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505, and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Change Use _____ See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- ☒ Comments: Section 103.0 as amended by Council Bill #17-85 appears applicable. Proper permits are required as per Section 1906.0 amended.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. R. Rumbach, Chief
Building Code Review
Charles E. Rumbach

4/21/85

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN L. COLLINS
DIRECTOR

November 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of October 29, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

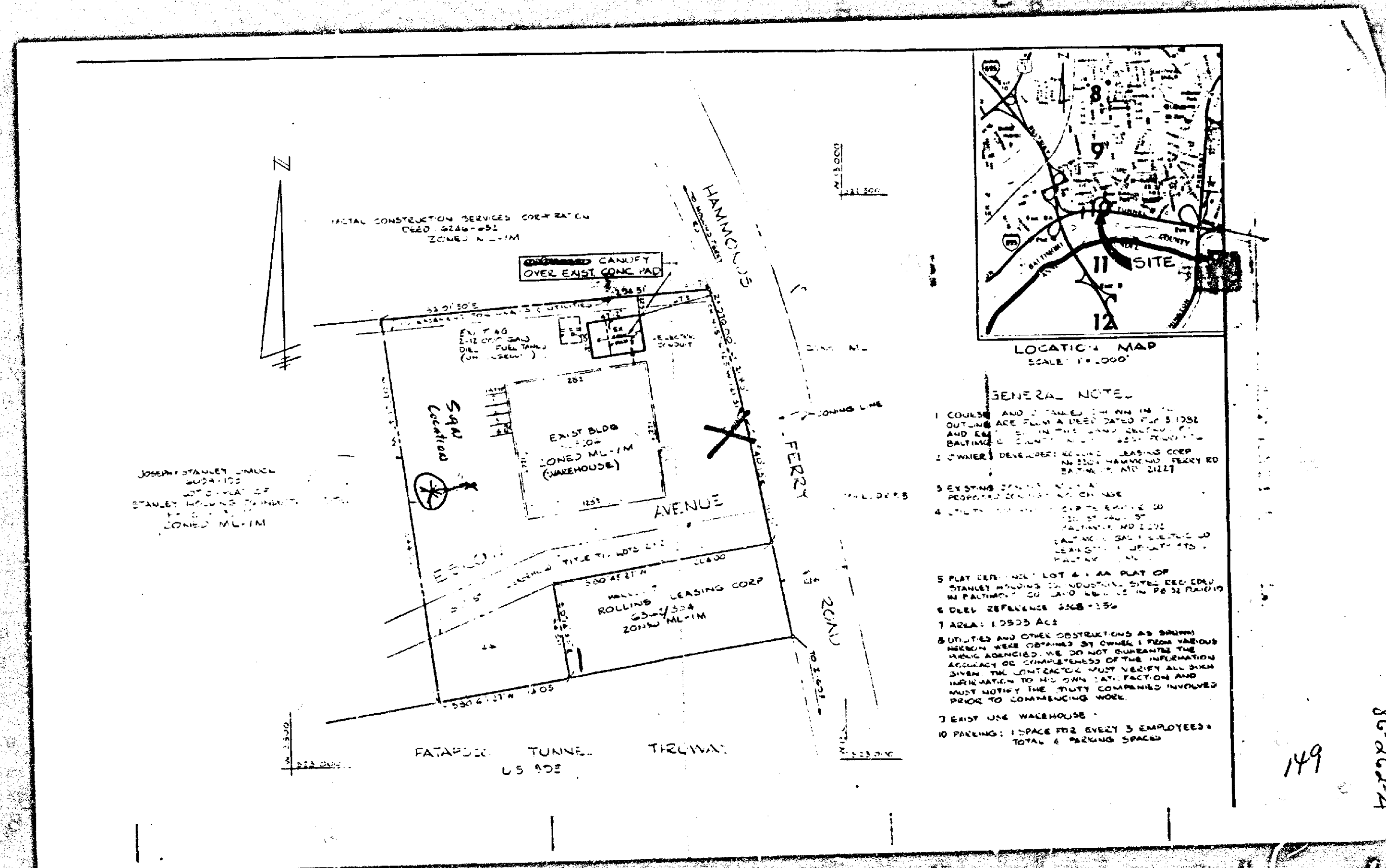
Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items numbered 141, 142, 143, 144, 145, 146 (149) and 150.

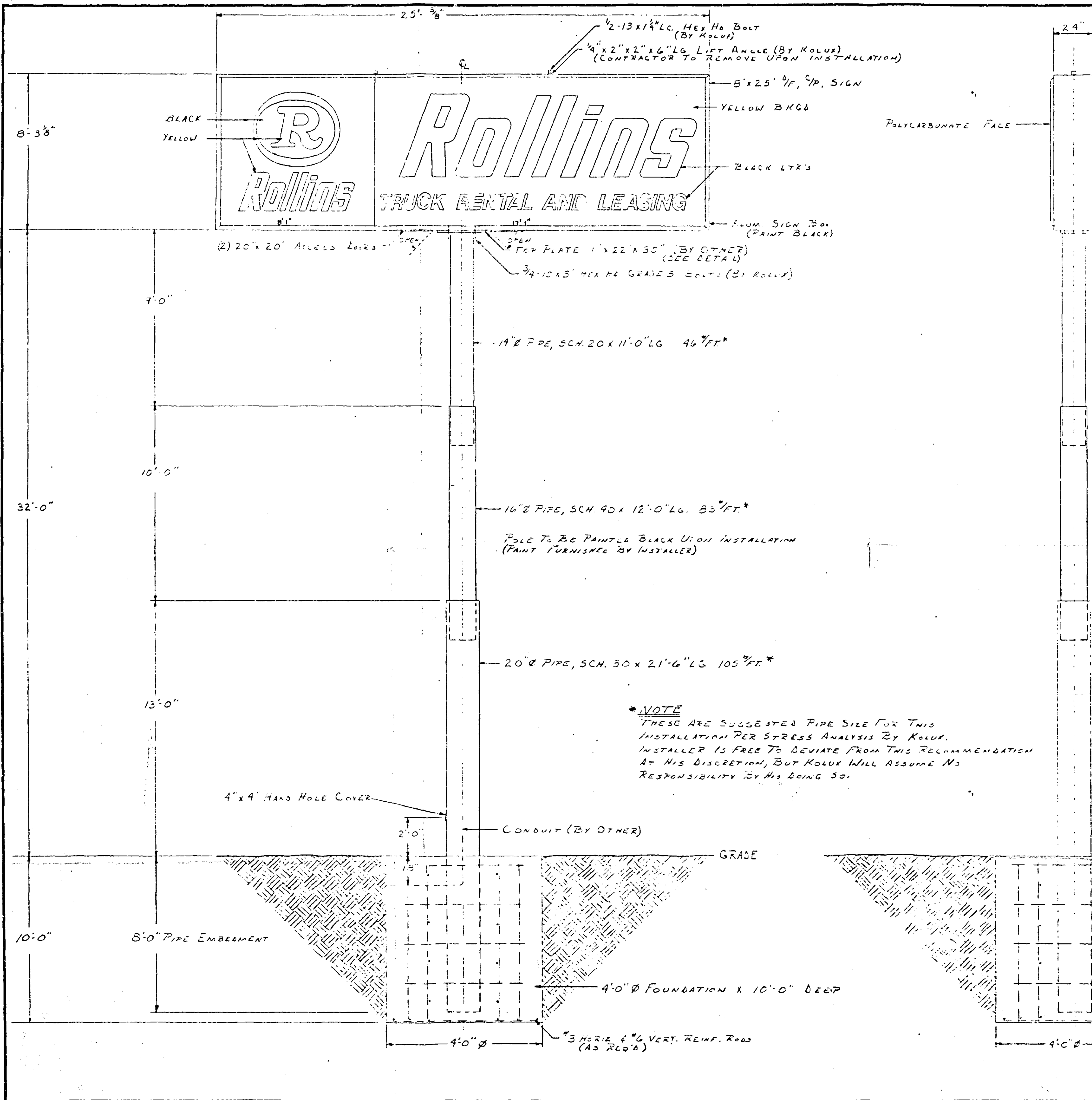
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

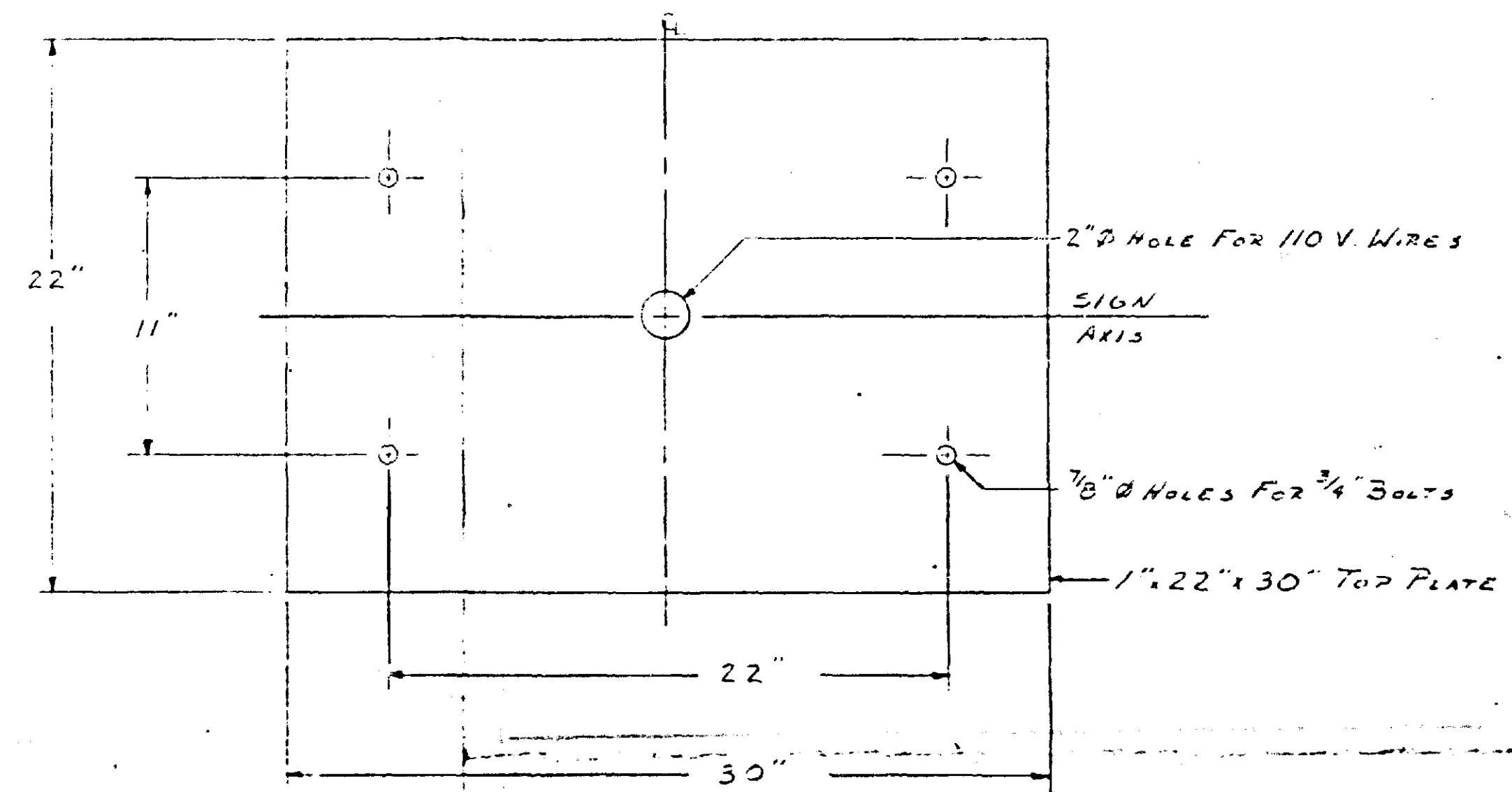
12/23
86-262



3/8" = 1'



- FOUNDATION DESIGN CONDITIONS**
- 1.) Concrete - 4,000#/sq." Strength minimum in 28 days.
 - 2.) Undisturbed soil - should not be fresh fill. Remove safety cribbing during pour.
 - 3.) Foundations (and soil resistance) equal or greater in strength than pole.
 - 4.) "Fair Soils" (which include medium clay or any mixture of clay with sand and gravel) Having sufficient clay to bond the sand and gravel.
- Note: Because of varying soil conditions, a local Engineer should be consulted on the foundation requirement for each installation.



TOP PLATE DETAIL
3/16" = 1"

SIGN SPECIFICATIONS

WINDLOAD DESIGN - 33 P.S.F.

SIGN AREA - 206.8 SQ. FT.

TOTAL LUMENS - 276,000

LUMENS/SQ. FT. - 1,335

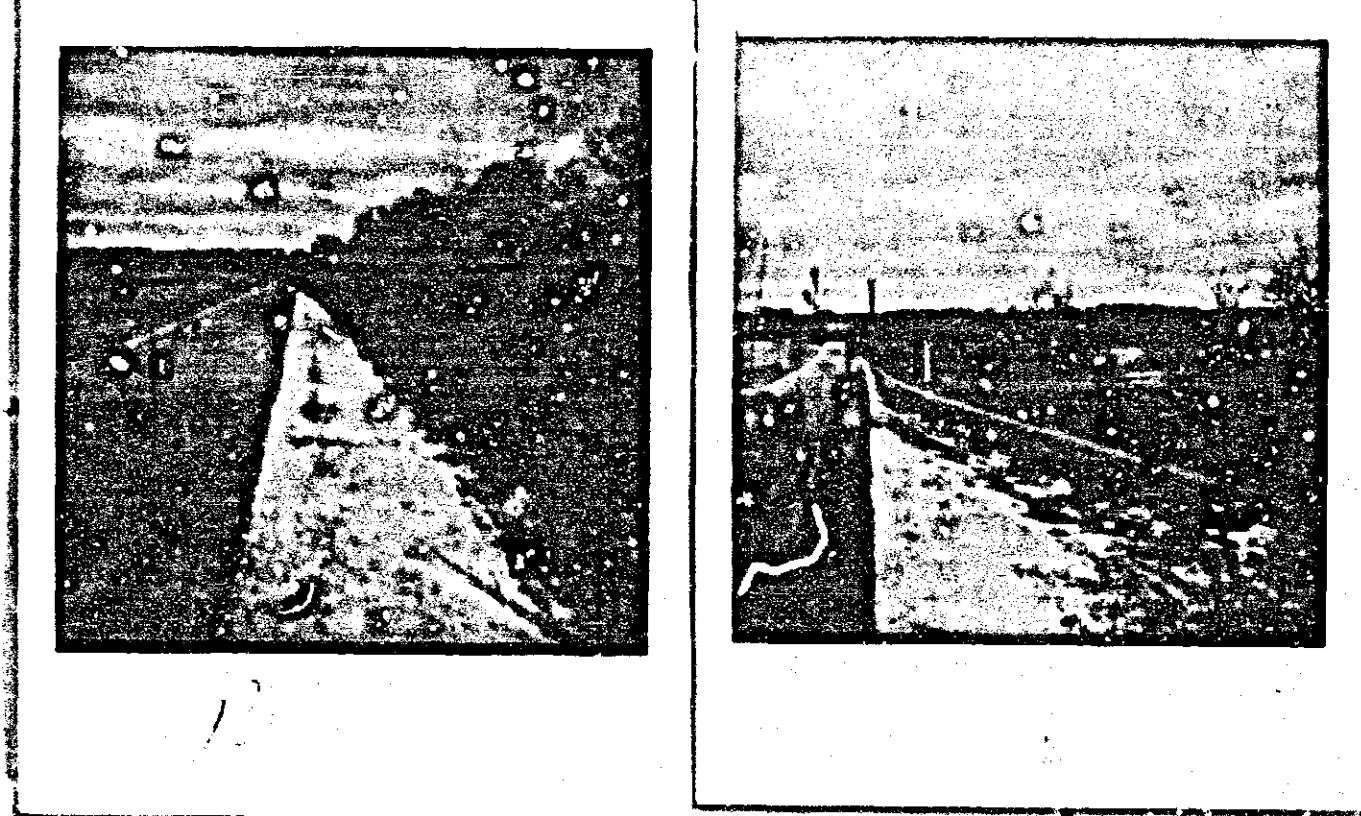
TOTAL AMPS @ 110V - 45.6

SUGGESTED CIRCUITS - 3 @ 20 AMPS EACH

TOTAL LAMPS - (12) MERCURY VAPOR "H33 GL-400"

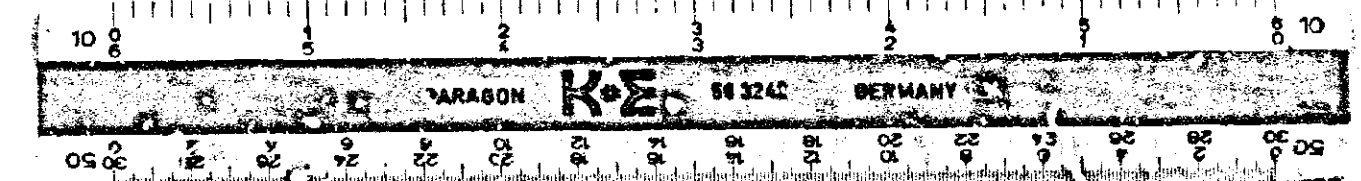
TOTAL BALLAST - (12) UNIVERSAL 1010-247C-TC

SERVICE ACCESS DOORS IN BOTTOM OF SIGN



NO.		REVISION		DATE		BY	
<p>KOLUX KOLUX INC. P.O. BOX 931 KOKOMO, IND. 46901 (317) 457-7221</p>		General		DATE		AUTHORIZATION	
		Indicator		CUSTOMER		DATE	
		Corporation		SALESMAN		DATE	
<p>ALL CHANGES MUST BE INITIALED BY CUSTOMER AND SALESMAN ON FINAL APPROVED PRINT.</p> <p>THIS DRAWING IS PROPERTY OF KOLUX INC. AND IS LOANED TO THE CUSTOMER FOR HIS CONSTRUCTION USE. IT CANNOT BE REPRODUCED WITHOUT PERMISSION FROM KOLUX.</p>							
DRAWING NUMBER 3201-RC		SCALE NOTED		DRAWN BY B.C.		PROJECT NO.	
DATE 2-23-82		CHECKED BY C.E.		K.O. NO.			
<p>ROLLINS LEASING</p> <p>INSTALLATION OF 8' x 25' 1/2" HI-RISE SIGN (32' ELEV.)</p>							

Ret arch 1



MAP 208.3
E.D. 12
DATE 2/26/86
200
1000
DP

86-262-A
#149

132333
#4955

ORDER RECEIVED FOR FILING
DATE February 26, 1986
BY Barbara A. Kellard
ADMINISTRATIVE ASSISTANT

86-262-A
149
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.6b.1 to permit a sign of 208.3 sq. ft. per face instead of the permitted 25 sq. ft. per face and 413.6b.2 to permit a sign height of 40' 3 1/8" instead of the permitted height of 6'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Our facility is located at Hollins Ferry and Hammond Ferry Road. We wish to identify our location to traffic using the Baltimore Beltway, Route 695, which is approximately 1300 to 1500 ft. away. A sign of 25 sq. ft. per side and 6' high would not achieve this purpose. We also believe it is necessary that the sign be 208.3 sq. ft. per side and that it have a height of 40' 3 1/8" so that it will attract appropriate attention from users of the Baltimore Beltway.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Rollins Leasing Corp.
Signature	3006 Hammond Ferry Road
Address	Baltimore, Maryland 21227
City and State	Signature
	M. Peck King
	(Type or Print Name)
	Signature VICE PRESIDENT

Attorney for Petitioner:	P. O. Box 1791	(301) 429-2789
(Type or Print Name)	Address	Phone No.
Herbert R. O'Connor, III	Wilmington, Delaware	19899
Signature	City and State	
210 Allegheny Avenue	Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
Address	Rollins Leasing Corp., P.O. Box 1791	
Towson, Maryland 21204	Name Wilmington, Delaware	19899
City and State	Signature	
Attorney's Telephone No.: 823-4111	M. Peck King	(301) 429-2789
	Address	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of November, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of December, 1985, at 11:00 o'clock.

Cal J. Jablon
Zoning Commissioner of Baltimore County.

(over)

84-76-A
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.5d

To Allow A Sign To Extend 40' ABOVE GRADE IN LIEU OF THE PERMITTED 25'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Abutting highway is elevated approximately 30 feet from ground level at site of sign.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Rollins Truck Leasing
Signature	(Type or Print Name)
3206 Hammond Ferry Road	Signature
Address	Charles McFarland
Baltimore, Md. 21227	(Type or Print Name)
City and State	Signature
	21

Attorney for Petitioner:	Claude Neon Signs, Inc.
(Type or Print Name)	Signature Jan F. Nethen
Signature Jan F. Nethen	Address
1608 Cherry Hill Road	Baltimore, Maryland 21204
Address	City and State
Attorney's Telephone No.: 685-7575	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
	Claude Neon Signs, Inc.
	Name Jan F. Nethen
	1608 Cherry Hill Road
	Address
	685-7575
	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of July, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of September, 1983, at 9:45 o'clock.

Cal J. Jablon
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 26, 1986

Herbert R. O'Connor, III
210 Allegheny Avenue
Towson, MD 21204

RE: PETITION FOR VARIANCE
W/S of Hammonds Ferry Road,
84' N of Patapsco Tunnel Thruway
(3204 Hammonds Ferry Road)
13th Election District
Rollins Leasing Corporation,
Petitioner
Case No. 86-262-A

Dear Mr. O'Connor:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M. H. Jung
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

Ms. Mary Ginn
Alliance of Baltimore County
Community Councils, Inc.
606 Horncrest Road
Towson, MD 21204

IN RE: PETITION FOR VARIANCE
W/S of Hammonds Ferry Road,
84' N of Patapsco Tunnel Thruway
(3204 Hammonds Ferry Road)
13th Election District
Rollins Leasing Corporation,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-262-A

The Petitioner herein requests variances to permit a sign of 208.3 square feet per face instead of the permitted 25 square feet per face and a sign height of 40 feet 3-1/8 inches instead of the permitted height of 6 feet.

Testimony on behalf of the Petitioner indicated that Rollins Leasing Corporation, a national, publicly held trucking leasing company with fuel and services at 139 facilities, has enjoyed a profitable business at the present location for five years. The subject site, adjacent to, but below the level of the Harbor Tunnel Thruway, is a 24-hour fuel site as well as a pick-up and drop-off point for interstate drivers. The present sign is near the top of the face of the building towards the thruway. The company proposes the installation of a corporate sign 200 feet from the thruway, 20 to 30 feet higher than the building and 10 to 20 feet above thruway level. A letter from the proposed sign installer (Pearson Signs, Inc., dated January 3, 1986, marked Petitioner's Exhibit 5) stated, "The height of 40 feet was chosen, so that the sign would be visible above all of the mass of buildings that are in the same location. ... The height of 40 feet was chosen to get maximum visibility. ... The size of the sign was chosen as a result of many things. 1. At the height of 40 feet a sign must be very large to be legible. 2. 8' x 25' sign was chosen because of the size of available sign faces... 3. The art layout when enlarged works very well... Rollins has spent a great deal of money with this new logo, ... we feel that we must go, using the new logo." The company provides directories which include a map showing how to enter from Routes 695 and 895.

ORDER RECEIVED FOR FILING
DATE February 26, 1986
BY Barbara A. Kellard
ADMINISTRATIVE ASSISTANT

A representative of the Alliance of Baltimore County Community Councils, Inc. testified against the granting of the requested variances because there was no evidence of accidents, driver problems, or loss of business because of inadequate signage.

The November 26, 1985 inter-office memo from the Baltimore County Director of Planning and Zoning to the Zoning Commissioner, included in the Zoning Plans Advisory Committee reports stated, "This office is opposed to the granting of the subject request, particularly to the height variance. The granting of this type of request could lead to sign proliferation along expressways wherever business chose to advertise."

All parties stipulated that the Deputy Zoning Commissioner could visit the site and the general neighborhood.

After due consideration of the testimony and evidence presented, as well as a field visit to the site, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, in the opinion of the Deputy Zoning Commissioner some, but not all, of the requested relief should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of February, 1986, that the herein Petition for Variance to permit a sign of 130 square feet per face instead of the permitted 25 square feet per face and a sign height of 25 feet instead of the permitted height of 6 feet is hereby GRANTED, from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE February 26, 1986
BY Barbara A. Kellard
ADMINISTRATIVE ASSISTANT

Zoning Description

Located on the W/S of Hammonds Ferry Road approx. 284' N of the Patapsco Tunnel Thruway right of way and thence running,

S 80° 45' 27" W 204' thence,
S 9° 14' 33" E 84.50' thence,
S 80° 46' 27" W 113.05' thence,
N 07° 21' 45" W 344' thence,
N 86° 01' 50" E 294.51' thence,
along the west side of Hammonds Ferry Road, 233.01' to the place of beginning.

PETITION FOR VARIANCE
13th Election District

LOCATION: West Side of Hammonds Ferry Road, 84 feet North of Patapsco Tunnel Thruway (3204 Hammonds Ferry Road)

DATE AND TIME: Monday, December 23, 1985 at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 413.6b.1 to permit a sign of 208.3 Square feet per face instead of the permitted 25 square feet per face and 413.6b.2 to permit a sign height of 40 feet 31/8 inches instead of the permitted height of 6 feet.

Being the property of Rollins Leasing Corp. as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Pearson Signs, Inc.

2927 A Industrial Park Dr.
Finksburg, Md. 21048
COMPLETE SIGN SERVICE
(301) 833-0858

Miss Deborah Dopkin
January 3, 1986
Page 2

The size of the sign was chosen as a result of many things.

1. At the height of 40' a sign must be very large to be legible.
2. 8' x 25' size was chosen because of the size of available sign faces, lamp and steel sizes as to cut down on waste as much as possible.
3. The art layout when enlarged works very well with the 8' x 25' size.

Question 4. Would the goal be accomplished if the size of the sign were smaller.

We feel that we must maintain this size sign to be effective. Most of Rollins business comes from the Interstate highways and exposure to 895 and 695 is very important.

Question 5. The sign as proposed is a double-faced sign. If a single-faced sign were to be used, which was would the sign be faced?

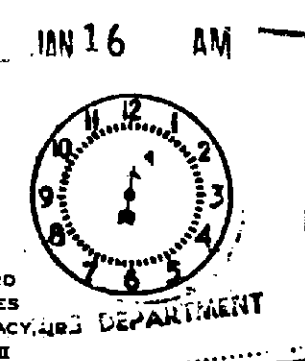
The sign would most definitely be faced to get as much exposure from the Interstate. If it were to be a single-faced sign, we would place the sign to face where 895 and 695 cross one another.

Question 6. Could the goals be accomplished using the prior sign design, instead of the proposed sign?

Rollins has spent a great deal of money with this new logo. In truck lettering, stationery and etc., we feel that we must go using the new logo.

If you have any other questions concerning this matter that you think I can help with, please feel free to call.

Respectfully yours,
Herbert E. Shaffer
Herbert E. Shaffer
president



LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

January 15, 1986

Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Rollins Leasing Company
Item No. 149, Case No. 86-262A
Variance Petition

Dear Mrs. Jung:

Pursuant to your direction at the hearing on the above-captioned matter, we have requested and received a letter from Pearson Signs, Inc., the local installer contracted by Rollins Leasing Company, Inc., in connection with the proposed sign. The letter from Herbert E. Shaffer, President, responds to the several questions which were raised at the hearing. Mr. Shaffer inspected the site during July of 1985 and was directly involved in the design of the proposed sign. I believe you will find the enclosed information helpful in reaching a decision with respect to this variance petition.

Very truly yours,
Deborah C. Dopkin
Deborah C. Dopkin

DCD:lmm
Enclosure
cc: Mary Ginn (w/encl.)
Herbert R. O'Connor, III, Esquire
Herbert E. Shaffer

Rollins
TRUCK RENTAL
AND LEASING

R
Rollins

TRUCK RENTAL
AND LEASING

Rollins

Rollins

Jean M. H. Jung
December 27, 1985
Page 2

face sign were to be used, how that sign would be positioned. In addition, we have requested that our client (who is out of town until January 1) inform us whether the sign depicted in Petitioner's Exhibit 1 could be used in lieu of the sign proposed.

We will be submitting this information as soon as we receive it to assist you in reaching a decision in this matter. As I am sure you appreciate, Rollins is anxious to move forward with the sign at the earliest opportunity.

This is to further confirm that we are not requesting the hearing be continued upon your return. It is my understanding that this arrangement was acceptable to The Alliance of Baltimore County Communities who appeared in opposition.

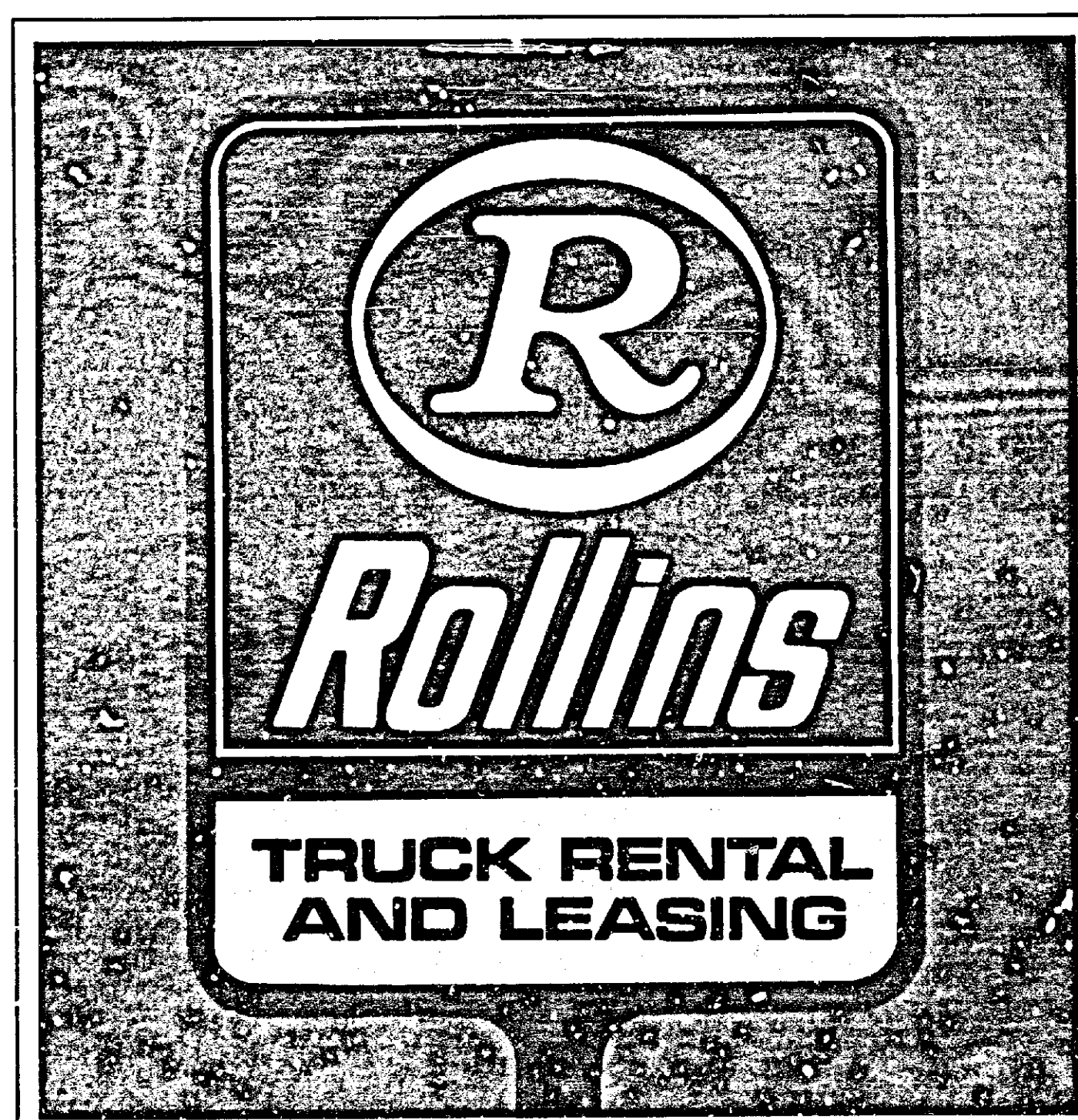
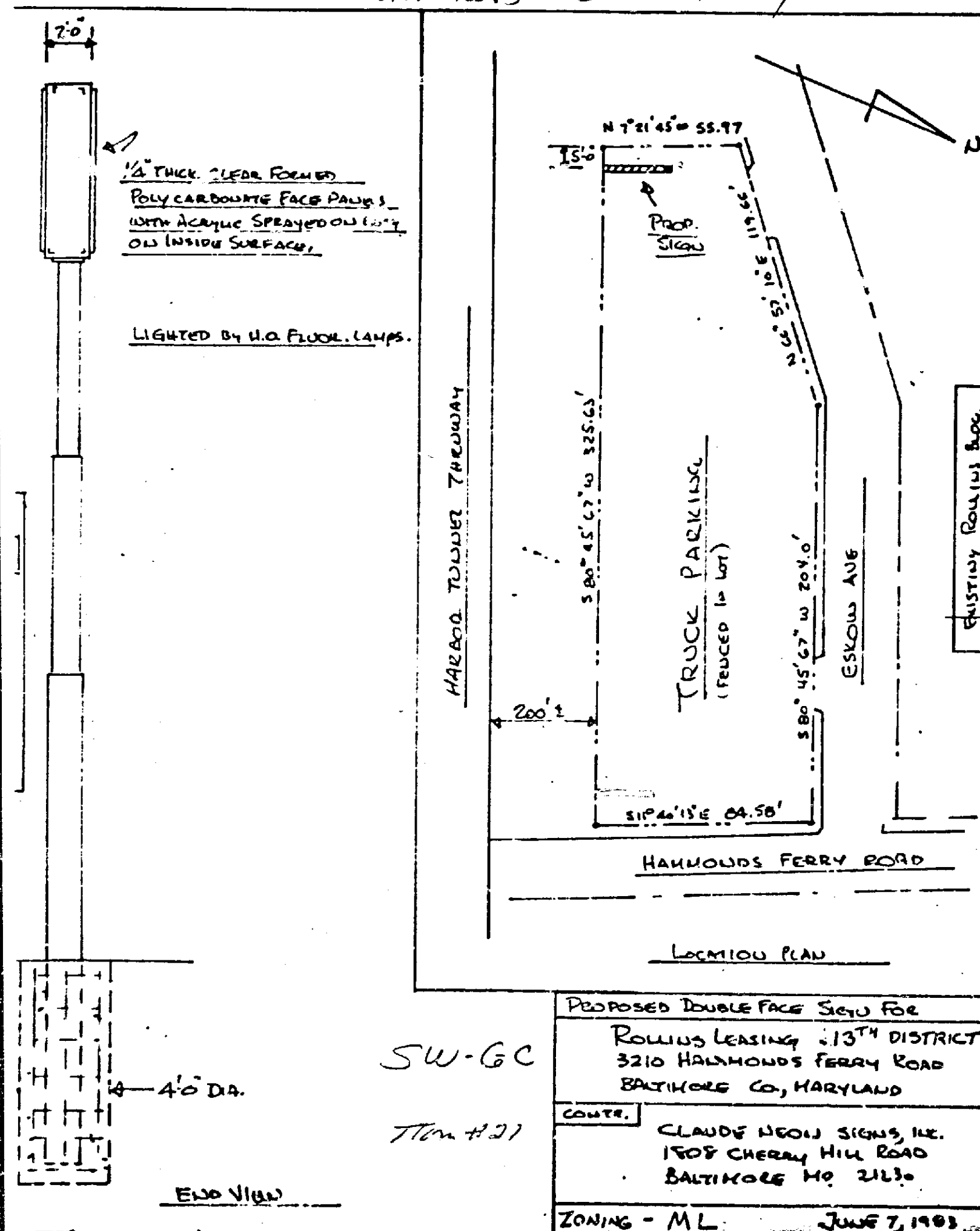
I apologize for the delay in getting this information to you, but because of holiday closings were unable to contact the sign company until today. It was my mistaken understanding that you would be in your office through today, Friday. I hope that this delay does not in any way inconvenience you.

Very truly yours,
Deborah C. Dopkin
Deborah C. Dopkin

DCD:tj
cc: The Alliance of Baltimore
County Communities
c/o Mary Ginn
606 Horncrest Road
Towson, Maryland 21204

Herbert R. O'Connor, III, Esquire

PETITIONER'S EXHIBIT 4

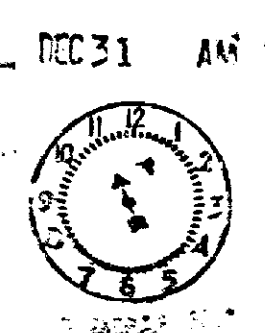


86-1388
Case No. 86-262A

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

JAMES D. C. DOWNES
(410) 833-0858
TELEPHONE
(301) 833-0858
TELECOPIER
(301) 833-0858

December 27, 1985



Jean M. H. Jung
Deputy Zoning Commissioner,
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No.: 86-262A
Petition for Zoning Variance
Rollins Leasing Company

Dear Mrs. Jung:

Pursuant to the hearing on the above-captioned matter, held December 23, 1985, this is to confirm that we will be submitting to you written information provided by the sign installer in response to certain questions raised at the hearing.

It has taken us several days to successfully contact the sign engineer who designed the sign for Rollins Leasing Company, our client. However, Kolux Sign Company has put us in touch with the individual who conducted the on-site study and designed the proposed sign for which the variance has been requested. We have requested written responses with respect to the following: rationale for the chosen height; the ability to accomplish Rollins' goals with a lower height; the rationale for the size of each face of the sign; whether a smaller square foot area would accomplish Rollins' goals; and, if a single

Case No. 86-262-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
20th day of November, 1985.

ARNOLD FARLOW
Zoning Commissioner

Petitioner Rollins Leasing Corp.
Petitioner's Attorney Herbert R. O'Connor, III, Esq.

Received by: James E. Ryan
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: November 26, 1985
Norman E. Gerber, AICP
FROM: Director of Planning and Zoning
SUBJECT: Zoning Petition No. 86-262-A

This office is opposed to the granting of the subject request, particularly to the height variance. The granting of this type of request could lead to sign proliferation along expressways wherever business chose to advertise.

Norman E. Gerber
Norman E. Gerber
Director

NEG:GHS:lm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 6, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Herbert R. O'Connor, III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 149 - Case No. 86-262-A
Petitioner - Rollins Leasing Corp.
Variance Petition

Dear Mr. O'Connor:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Rollins Leasing Corp.
P. O. Box 1791
Wilmington, Delaware 19899

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3311
NORMAN E. GERBER
DIRECTOR

NOVEMBER 25, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract, to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlling by a grade level intersection as defined by Bill 178-79, and its condition change are re-evaluated annually by the County Council.

A WAIVER OF STANDARDS (FILE # W-84-115)
WAS GRANTED BY THE PLANNING BOARD ON 8/30/84

cc: James Hoesell

Eugene A. Baber
Chair, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. RENCKE
CHIEF

November 20, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Rollins Leasing Corp.

Location: W/S Hammonds Ferry Road, 284' N. of Patapago Tunnel Thruway

Item No.: 149 Zoning Agenda: Meeting of October 29, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☐ 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☐ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *Paul H. Rencke*
Paul H. Rencke
Special Inspection Division

Noted and Approved: *John F. O'Neill*
John F. O'Neill
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610
TED ZALESKI, JR.
DIRECTOR

December 5, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 149 Zoning Advisory Committee Meeting are as follows:
Property Owner: Rollins Leasing Corporation
Location: W/S Hammonds Ferry Road, 284' N. of Patapago Tunnel Thruway
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.S.S.I. #117-1 - 1985) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Signed seals are not acceptable.
- ☒ All Two Groups except B-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For Two Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505, and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to same Use. See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- ☒ Comments: Section 103.0 as amended by Council Bill #17-85 appears applicable. Proper permits are required as per Section 1906.0 amended.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.
BT: C. R. Rumbach, Chief
Building Code Review
Charles E. Rumbach

4/21/85

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350
STEPHEN L. COLLINS
DIRECTOR

November 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of October 29, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

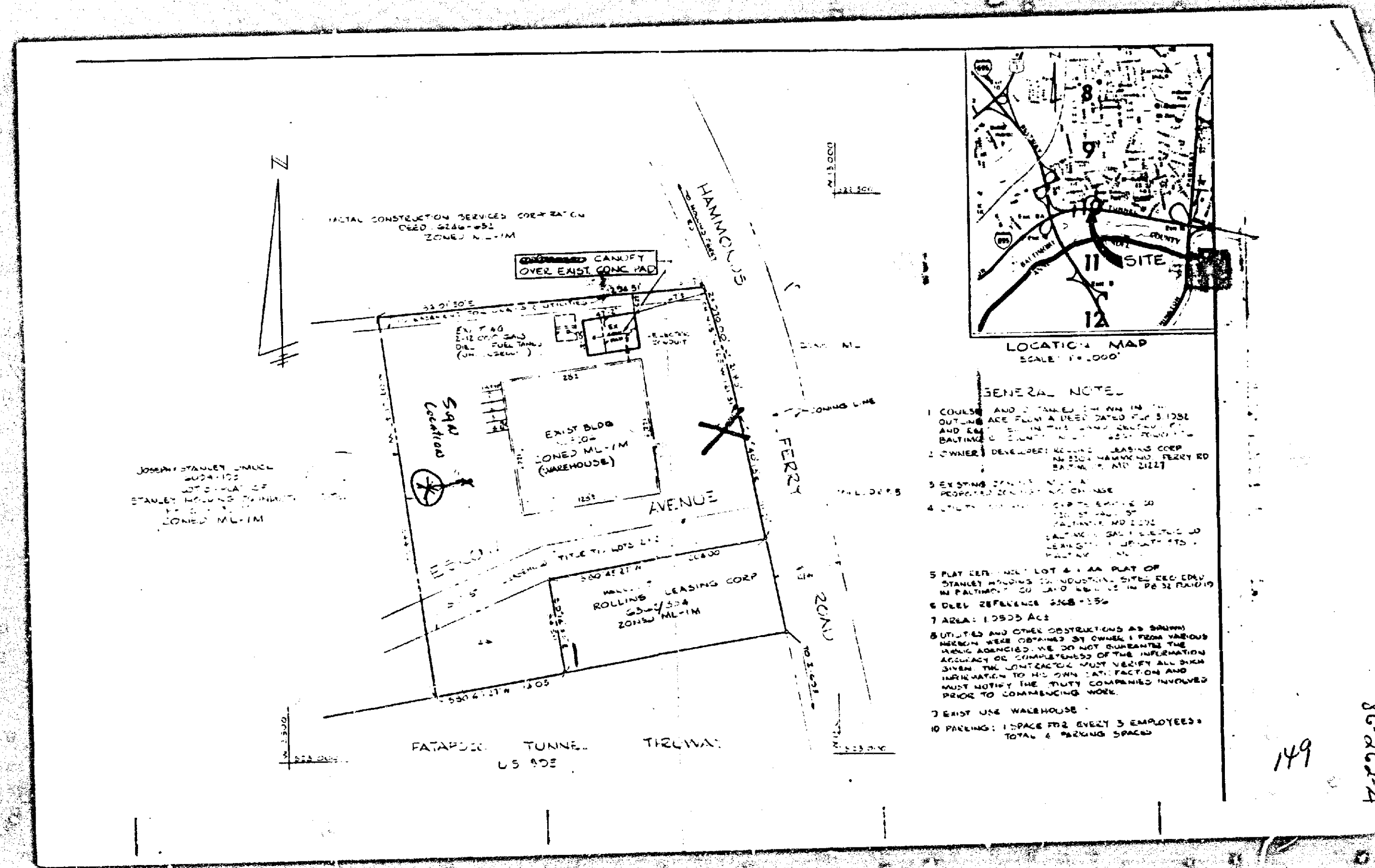
Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items numbered 141, 142, 143, 144, 145, 146 (149) and 150.

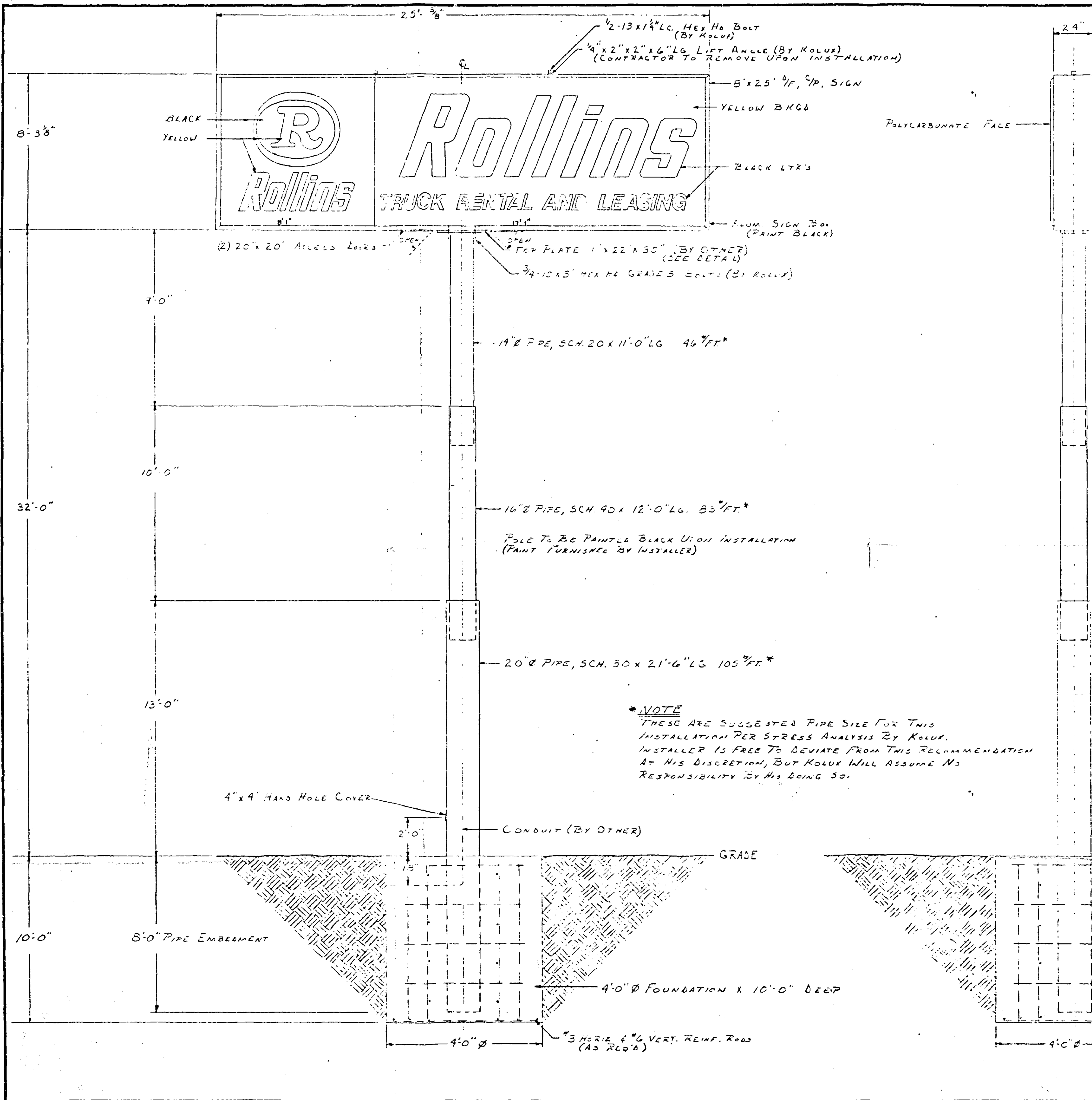
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSP/blb

12/23
86-262



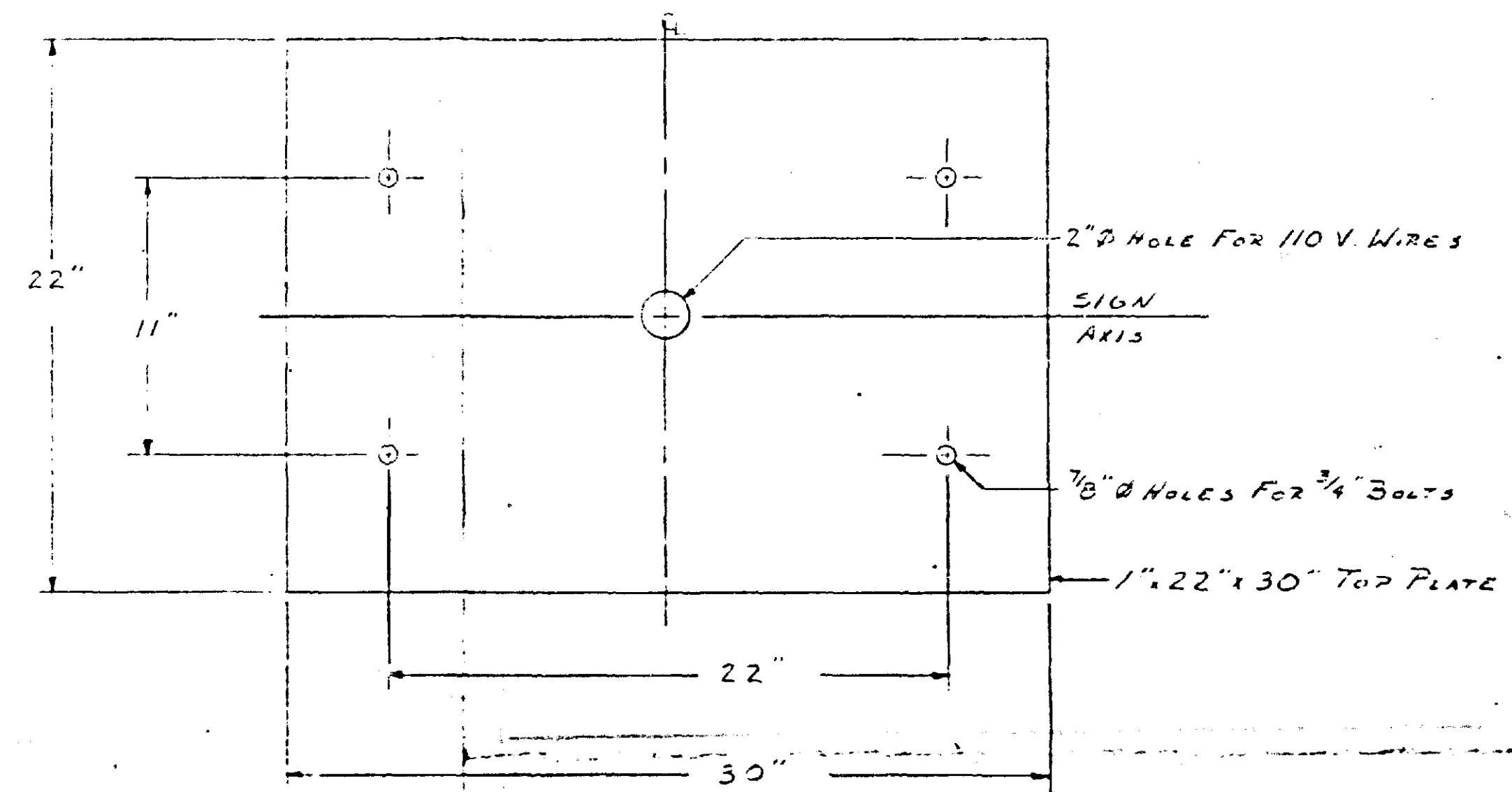
3/8" = 1'



FOUNDATION DESIGN CONDITIONS

- 1.) Concrete - 4,000#/sq." Strength minimum in 28 days.
- 2.) Undisturbed soil - should not be fresh fill. Remove safety cribbing during pour.
- 3.) Foundations (and soil resistance) equal or greater in strength than pole.
- 4.) "Fair Soils" (which include medium clay or any mixture of clay with sand and gravel) Having sufficient clay to bond the sand and gravel.

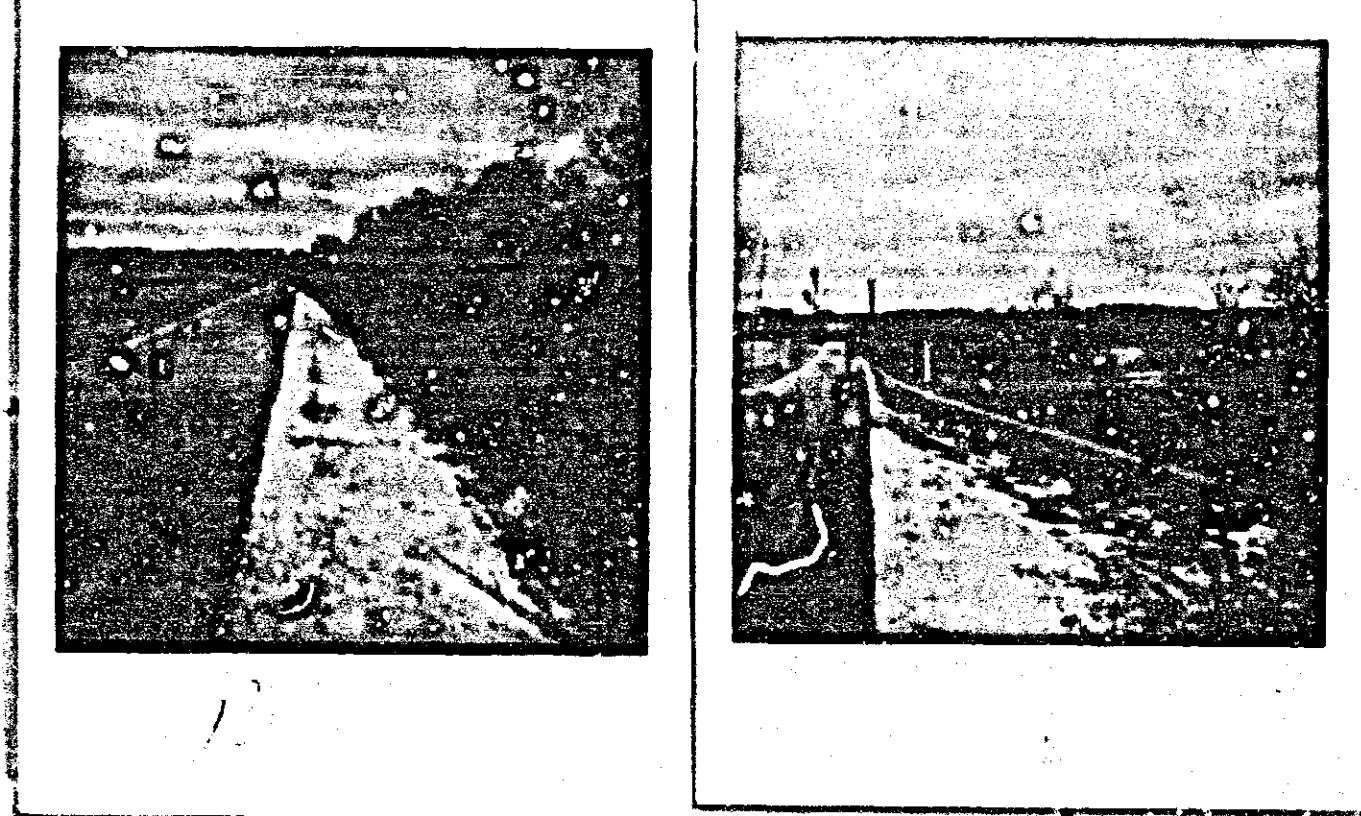
Note: Because of varying soil conditions, a local Engineer should be consulted on the foundation requirement for each installation.



TOP PLATE DETAIL
3/16" = 1"

SIGN SPECIFICATIONS

WINDLOAD DESIGN - 33 P.S.F.
SIGN AREA - 206.8 SQ. FT.
TOTAL LUMENS - 276,000
LUMENS/SQ. FT. - 1,335
TOTAL AMPS @ 110V - 45.6
SUGGESTED CIRCUITS - 3 @ 20 AMPS EACH
TOTAL LAMPS - (12) MERCURY VAPOR "H33 GL-400"
TOTAL BALLAST - (12) UNIVERSAL 1010-247C-TC
SERVICE ACCESS DOORS IN BOTTOM OF SIGN



NO.		REVISION		DATE		BY	
 KOLUX P.O. BOX 931 KOKOMO, IND. 46901 (317) 457-7221				AUTHORIZATION CUSTOMER _____ DATE _____ SALESMAN _____ DATE _____ ALL CHANGES MUST BE INITIALED BY CUSTOMER AND SALESMAN ON FINAL APPROVED PRINT.			
				THIS DRAWING IS PROPERTY OF KOLUX DIVISION, I.L.C. AND IS LOANED TO THE BORROWER FOR HIS CONFIDENTIAL USE. FOR WHICH IT IS SPECIFICALLY PREPARED. IT CANNOT BE REPRODUCED WITHOUT PERMISSION FROM KOLUX.			
				DRAWING NUMBER 3201-RC			
SCALE NOTED		DRAWN BY B.C.		PROJECT NO.			
DATE 2-23-82		CHECKED BY C.E.		K.O. NO.			
ROLLINS LEASING INSTALLATION OF 8' x 25' 1/2" HI-RISE SIGN (32' ELEV.)							

Ret arch 1

